

AGENDA ITEM:     A-2    

DATE: SEPTEMBER 1, 2020

ACTION:     APPROVED    

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JULY 7, 2020  
HELD VIA TELECONFERENCE – 6:00 PM

PRESENT:	Gerald Luhr Jesse Barron Joe Ingraffia Michael Lucas Susan Stewart	Chairperson Vice-Chairperson Commissioner Commissioner Commissioner
STAFF:	Scot Graham Nancy Hubbard Amy Sinsheimer	Community Development Director Contract Planner PlaceWorks

ESTABLISH QUORUM AND CALL TO ORDER

PLANNING COMMISSIONER ANNOUNCEMENTS - NONE

PUBLIC COMMENT PERIOD

Betty Winholtz, Morro Bay, voiced her concerns regarding the illegal fireworks that happened over the fourth of July weekend. She would like to see the City Council repeal the safe and sane fireworks ordinance.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/peqolakP1o?t=291>

**Public Participation:**

*In order to prevent and mitigate the effects of the COVID-19 pandemic, and limit potential spread within the City of Morro Bay, in accordance with Executive Order N-29-20, the City will not make available a physical location from which members of the public may observe the meeting and offer public comment. Remote public participation is allowed in the following ways:*

- *Community members are encouraged to submit agenda correspondence in advance of the meeting via email to the Community Development office at [planningcommission@morrobayca.gov](mailto:planningcommission@morrobayca.gov) prior to the meeting and will be published on the City website with a final update one hour prior to the meeting start time. Agenda correspondence received less than an hour before the meeting start time may not be posted until after the meeting.*

- *Members of the public may watch the meeting either on cable Channel 20 or as streamed on the City [website](#).*
- *Alternatively, members of the public may watch the meeting and speak during general Public Comment or on a specific agenda item by logging in to the Zoom webinar using the information provided below. Please use the “**raise hand**” feature to indicate your desire to provide public comment. Each speaker will be allowed three minutes to provide input.*

*Please click the link below to join the webinar:*

- <https://us02web.zoom.us/j/82722747698?pwd=aWZpTzcwTHlRTk9xaTlmWVNWRFUQT09>  
Password: 135692

*Or Telephone Attendee: (408) 638-0968 or (669) 900 6833 or (346) 248 7799; Webinar ID: 827 2274 7698; Password: 135692; Press \* 9 to “**Raise Hand**” for Public Comment*

## PRESENTATIONS

### A. CONSENT CALENDAR

<https://youtu.be/preqolakP1o?t=294>

- A-1** Current and Advanced Planning Processing List  
**Staff Recommendation:** Receive and file.
- A-2** Approval of minutes from the Planning Commission meeting of April 21, 2020.  
**Staff Recommendation:** Approve minutes as submitted.
- A-3** Approval of minutes from the Planning Commission meeting of May 5, 2020.  
**Staff Recommendation:** Approve minutes as submitted.

Commissioners Lucas and Stewart requested for Item A-1 to be pulled for discussion.

Commissioner Lucas commented some of the project descriptions in the Current and Advanced Planning Processing List was not showing on the report. Lucas noted the text was not formatted to fit into the cell. Commissioner Lucas took over chairperson duties as a result of both Chairperson Luhr and Vice Chairperson Barron experiencing technical difficulties with the Zoom Meeting feed.

Commissioner Stewart noted the project for 940 Morro Bay Boulevard requested an ATM machine. She wanted to know from staff if this was for Bank of America. Stewart also asked for the status on the sign ordinance.

Vice-Chairperson Barron asked for status on the cannabis stores.

Chairperson Luhr asked for status on the short term vacation rental ordinance.

Graham responded to the Commissioners questions and concerns.

**MOTION:** Vice-Chairperson Barron moved to approve the Consent Calendar. Commissioner Lucas seconded, and the motion passes 5-0, with Barron, Lucas, Stewart, Ingraffia, and Luhr voting yes.

<https://youtu.be/preqolakP1o?t=553>

B. PUBLIC HEARING

**B-1 Case No.:** Housing Element Update 2020-2028

**Site Location:** Citywide

**Request:** Consideration of the 2020-2028 Housing Element Update and associated Negative Declaration to forward a recommendation to the City Council. The Housing Element is one of seven required Elements in the General Plan and serves as the framework for providing housing within the city limits. The Housing Element identifies housing needs, including responsibility to meet the local housing allocation determined by Regional Housing Needs Assessment. This Housing Element will cover an 8 year planning period vs. the previously required 5 year period. The City invites public participation in the creation of the Housing Element Update in order to (1) educate the public about the housing needs, the requirements of the Housing Element Update and (2) engage the public to get their opinions on the Housing Element Update document. **CEQA Determination:** An Initial Study was prepared that resulted in a Negative Declaration which was circulated for public review from May 21, 2020 to June 21, 2020.

**Staff Recommendation:** Forward a favorable recommendation to City Council to adopt the Negative Declaration and to approve the 2020-2028 Housing Element Update as conditionally certified by the State Department of Housing and Community Development.

**Staff Contact:** Nancy Hubbard, Contract planner (805) 772-6211, nhubbard@morrobayca.gov

<https://youtu.be/preqolakP1o?t=594>

Amy Sinsheimer, City of Morro Bay consultant, presented the staff report.

Chairperson Luhr opened the Public Comment period.

<https://youtu.be/preqolakP1o?t=1842>

Betty Winholtz, Morro Bay, voiced her concerns regarding the Housing Element Update. Winholtz stated she also sent several documents stating her concerns.

Erica Crawford, Morro Bay Chamber of Commerce, stated how important affordable housing is to the community in the City of Morro Bay.

Staff answered the public comment questions.

Chairperson Luhr closed the Public Comment period.

<https://youtu.be/preqolakP1o?t=2182>

The Commissioners and staff review and discuss the Housing Element Update.

ACTION MINUTES – MORRO BAY PLANNING COMMISSION  
REGULAR MEETING – JULY 7, 2020

**MOTION:** Commissioner Lucas moved to continue the discussion of the Housing Element Update on the next scheduled meeting on July 21, 2020. Commissioner Stewart seconded, and the motion passes 5-0, with Stewart, Lucas, Ingraffia, Barron & Luhr voting yes.

C. NEW BUSINESS – NONE

D. UNFINISHED BUSINESS – NONE

E. PLANNING COMMISSIONER COMMENTS/FUTURE AGENDA ITEMS  
<https://youtu.be/preqolakP1o?t=12564>

Commissioner Lucas thanked the citizens for their input on the Housing Element Update.

Vice-Chairperson Barron asked staff if the safe and sane fireworks issue should be discussed or placed on the agenda.

Commissioner Stewart asked staff if the Planning Commission would be the committee who would discuss the safe and sane fireworks ordinance.

Graham responded to the Commissioners questions.

F. COMMUNITY DEVELOPMENT DIRECTOR COMMENTS - NONE

G. ADJOURNMENT

The meeting adjourned at 9:33 p.m. to the next scheduled Planning Commission meeting via teleconference, on July 7, 2020 at 6:00 p.m.

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Gerald Luhr, Chairperson

ATTEST:

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Scot Graham, Secretary